



Case Number **ZC-17-202**

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 23, 2018

Council District 6

Zoning Commission Recommendation:

Approval by a vote of 7-0

Opposition: None submitted

Support: None submitted

Continued	Yes <u>X</u>	No <u> </u>
Case Manager	<u>Laura Evans</u>	
Surplus	Yes <u> </u>	No <u>X</u>
Council Initiated	Yes <u> </u>	No <u>X</u>

Owner / Applicant: 800 McPherson Partners, LLC

Site Location: 800 McPherson Mapsco: 105Y

Proposed Use: Single-family subdivision

Request: From: "AG" Agricultural

To: "A-5" One-Family

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is consistent**

Background:

The proposed site is located on the south side of McPherson Road and east of IH-35. The applicant is proposing to rezone this southern portion of the large lot to match the "A-5" zoning to north in order to develop the property as a single-family subdivision.

The case was continued at the January 9 City Council meeting to have more dialogue with the applicant concerning lots within the floodplain. The applicant has indicated they are working with storm water and floodplain departments for mitigation.

Site Information:

Owner:	800 McPherson Partners, LLC 600 Summit Avenue Fort Worth, TX 76102
Agent:	Danny McFadden/Pape-Dawson
Acreage:	3 acres
Comprehensive Plan Sector:	Far South

Surrounding Zoning and Land Uses:

North	"A-5" One-Family / vacant
East	"AG" Agricultural; "B" Two-Family / vacant
South	"AG" Agricultural / agricultural
West	"AG" Agricultural; "CR" Low Density Multifamily / vacant and single-family

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
McPherson Rd	Neighborhood Connector	Neighborhood Connector	No

Public Notification:

300 foot Legal Notifications were mailed on November 20, 2017.

The following organizations were notified: (emailed November 20, 2017)

Organizations Notified	
Fort Worth League of Neighborhood Associations	District 6 Alliance
Streams And Valleys Inc	Trinity Habitat for Humanity
Burleson ISD	Everman ISD

**Site not located within a registered Neighborhood Association*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to rezone the site to "A-5" One-Family. The surrounding uses are mostly vacant with some single-family to the southwest and agricultural development to the south. The proposed A-5 one-family zoning is compatible with surrounding residential uses.

The proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2017 Comprehensive Plan designates the subject property as Single-Family. The requested change to "A-5" **is consistent** with the Comprehensive Plan.

- Locate single-family homes adjacent to local or collector streets. (pg. 39)

Attachments:

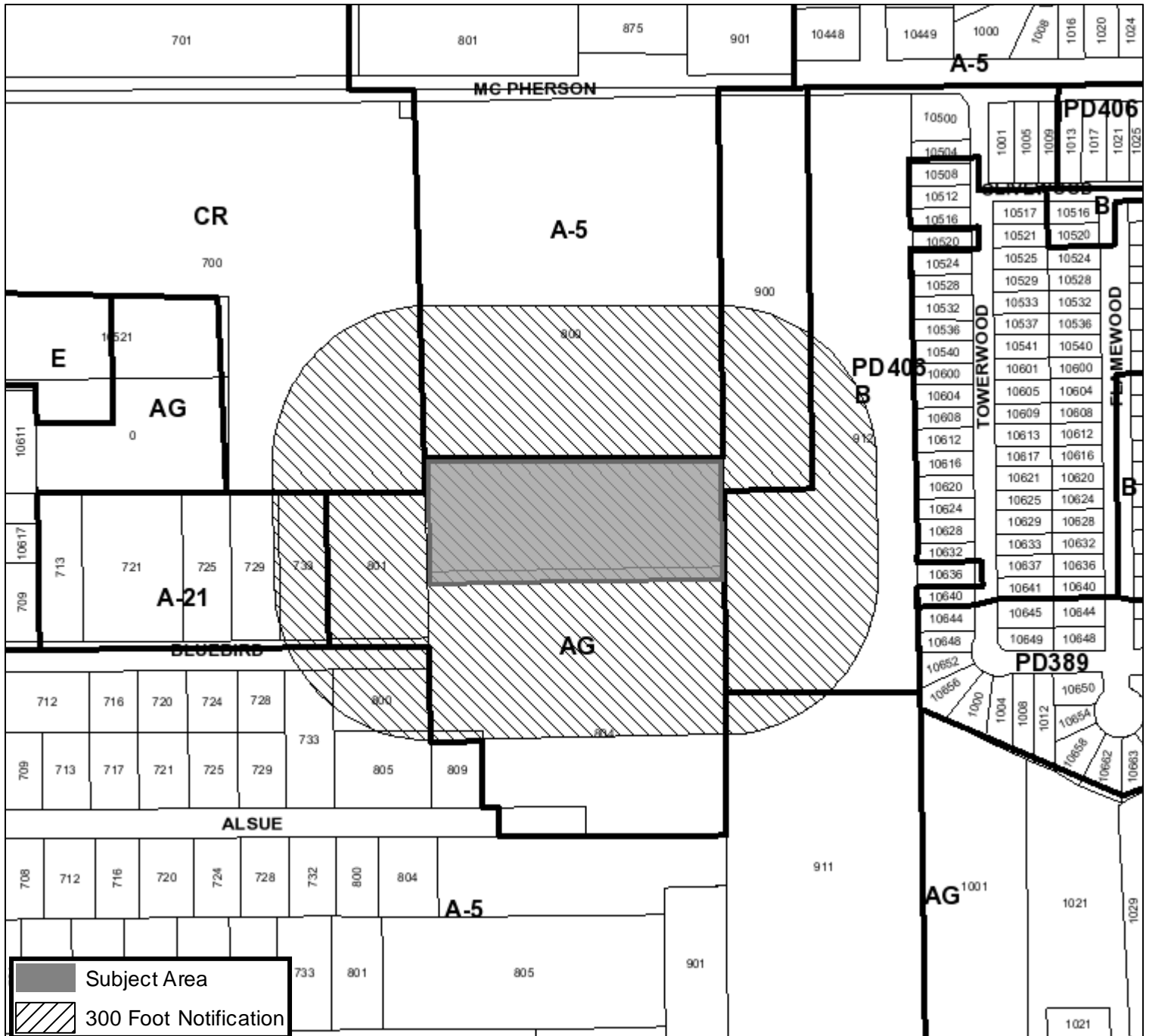
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Final Plat
- Minutes from the Zoning Commission meeting



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Area Zoning Map

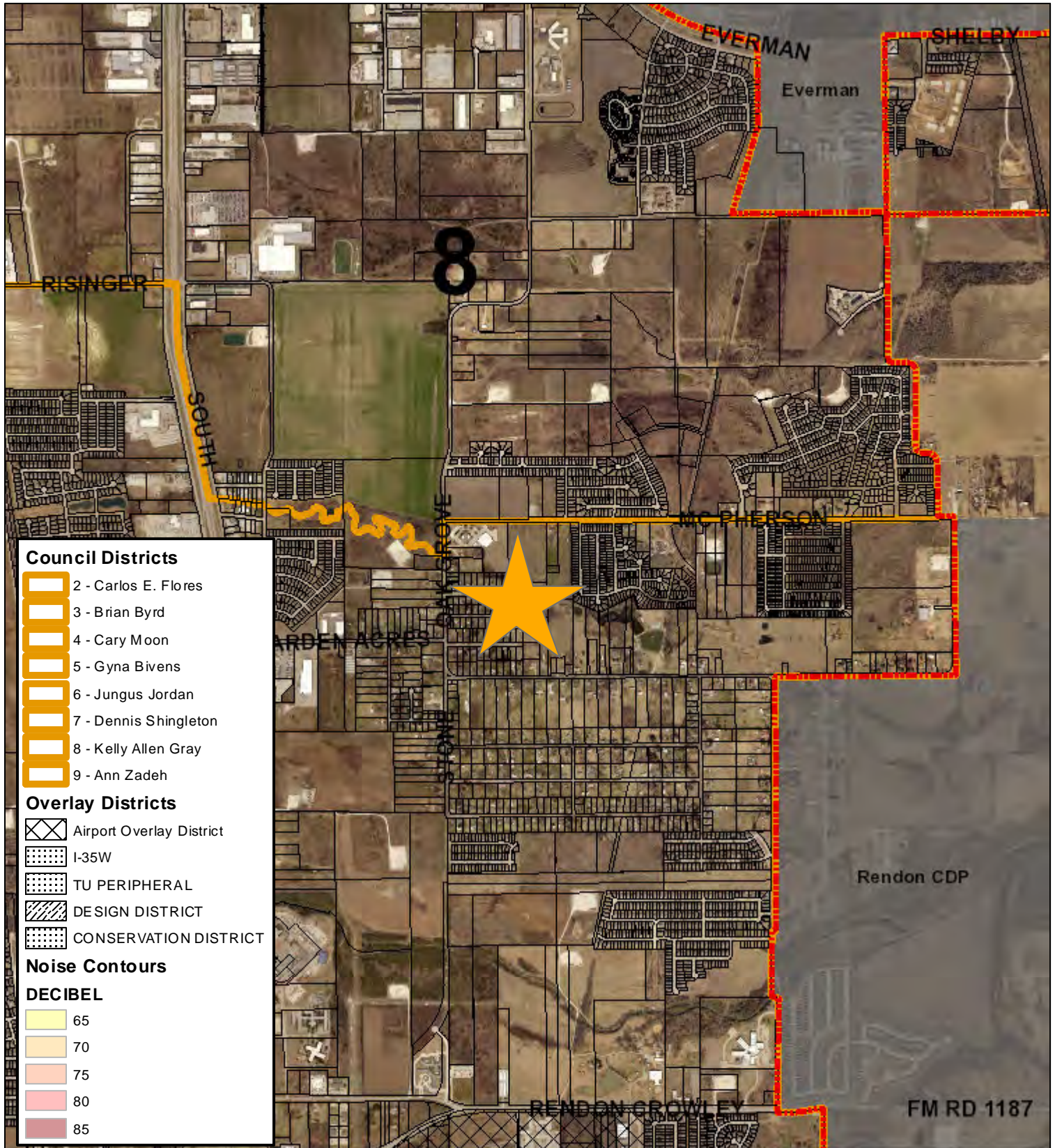
Applicant: 800 McPherson Partners, LLC
Address: 800 McPherson Road
Zoning From: AG
Zoning To: A-5
Acres: 2.99545077
Mapsc0: 105Y
Sector/District: Far South
Commission Date: 12/13/2017
Contact: 817-392-2495





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Area Map

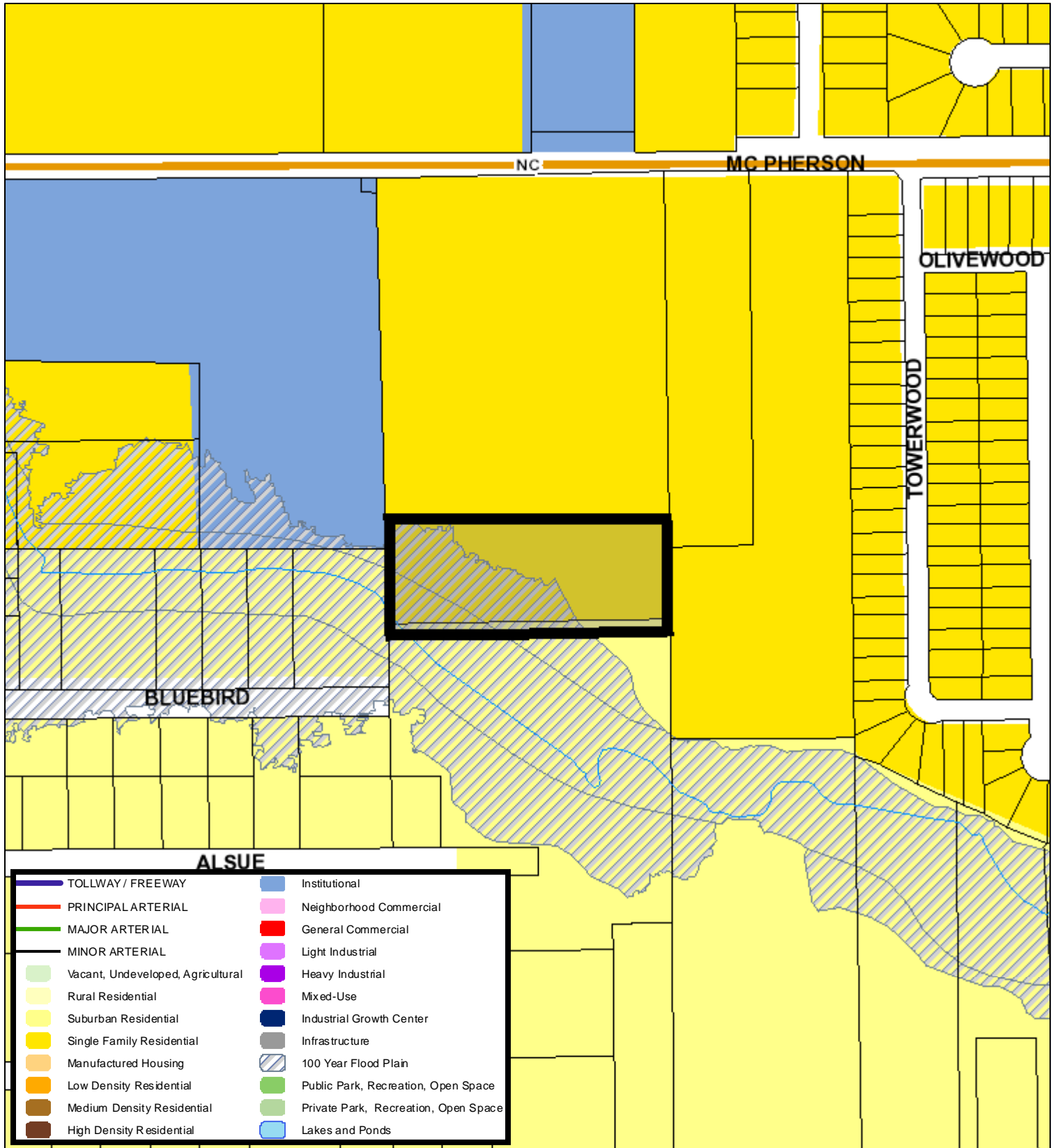


0 1,000 2,000 4,000 Feet



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Future Land Use



270 135 0 270 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 7, 2017.

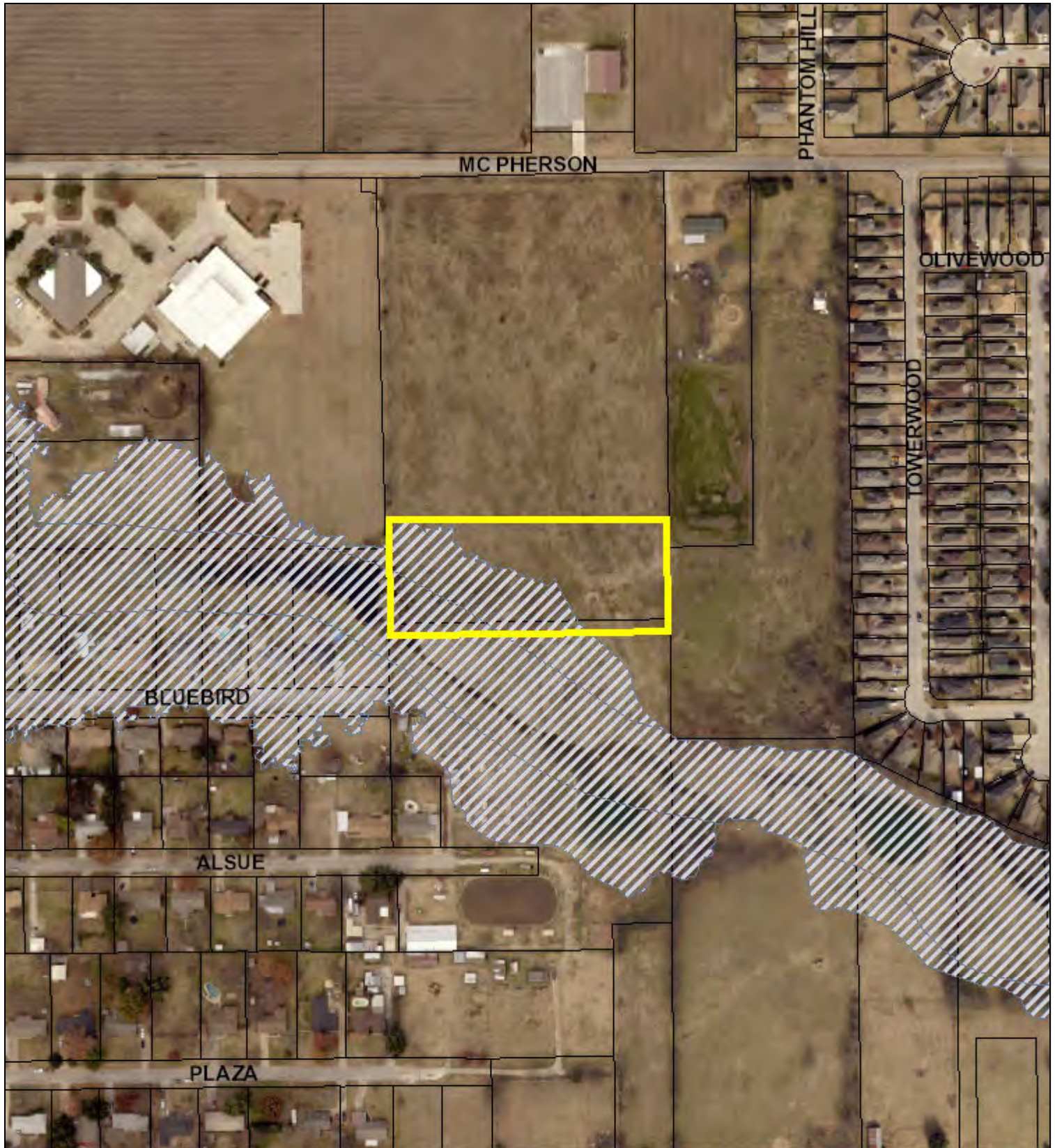


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Aerial Photo Map



0 170 340 680 Feet



7. ZC-17-202 800 McPherson Partners, LLC (CD 6) – 800 McPherson Rd (Hiram Little Survey, Abstract No. 930, 2.99 ac.) From: “AG” Agricultural To: “A-5” Single Family

Kenneth Davis, 109 Mariah, Weatherford, TX, stated that this is to clean up the zoning to match the A-5 to the north for development. He also stated that most of this property is floodplain.

Motion: Following brief discussion, Ms. Runnels recommended Approval of the request, seconded by Mr. Giber. The motion passed unanimously 7-0.

Document received for written correspondence					ZC-17-202
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Kenneth Davis	109 Mariah, Weatherford, TX		Support		Representing applicant

8. ZC-17-203 Aero Endeavors, LLC (CD 2) – 325 NW 38th St (Washington Heights Addition, Lot 1, Block 3, 0.11 ac.) From: “A-5” Single Family To: “I” Light Industrial

Penney Pollard, 1220 Tate Ln, Argyle, Tx, stated that she would like a 30-day continuance in order to have further discussions with the neighborhood and to investigate the property further.

Motion: Following brief discussion, Mr. Northern recommended a 30-Day continuance of the request, seconded by Mr. Gober. The motion passed unanimously 7-0.

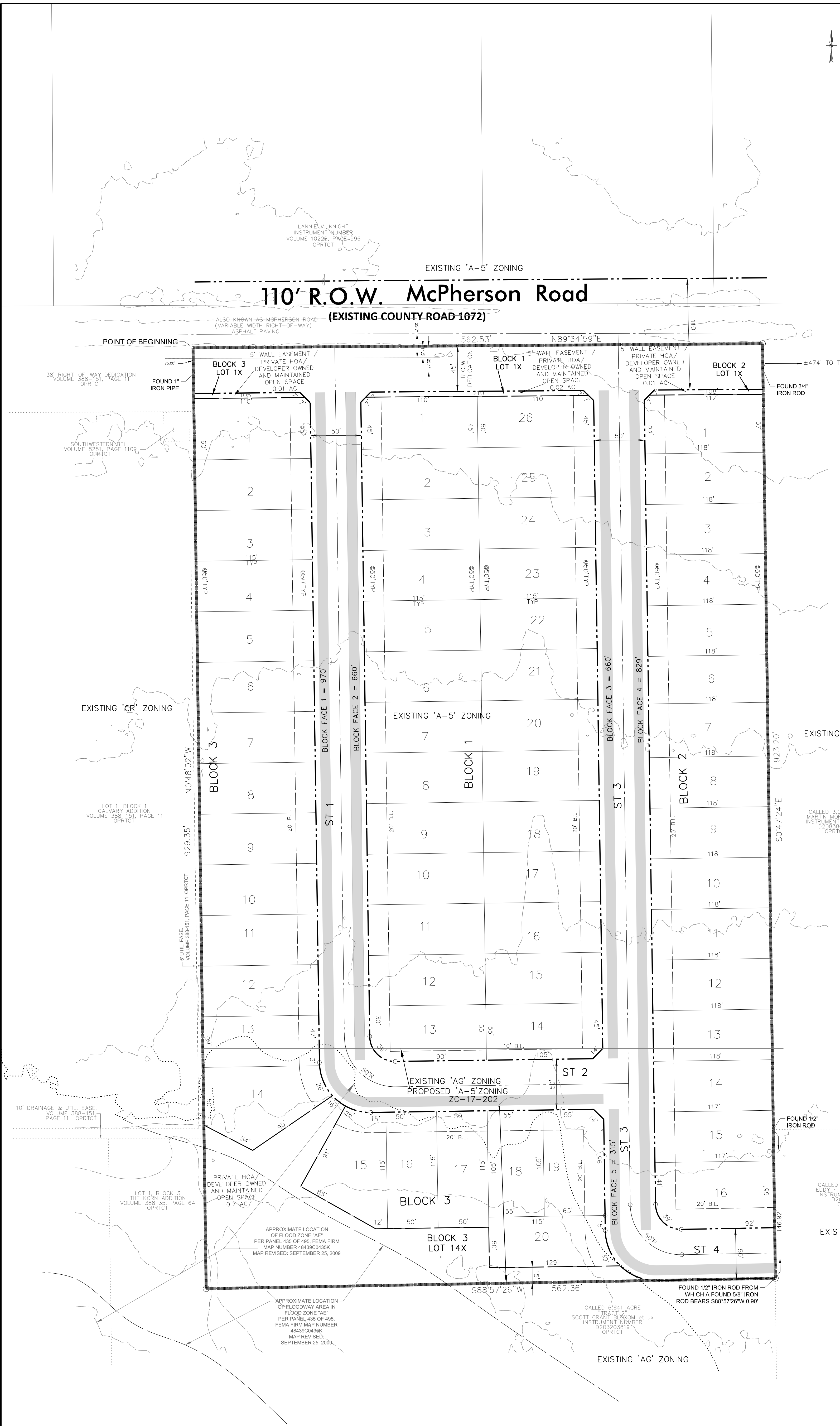
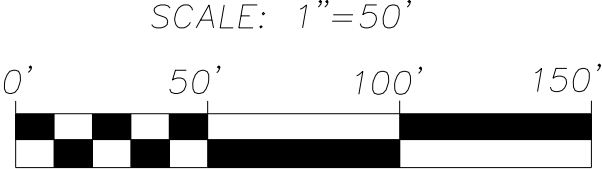
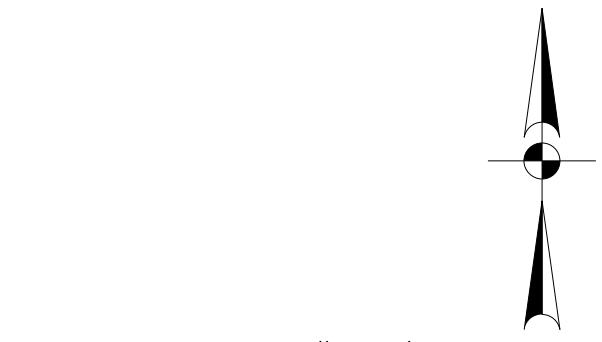
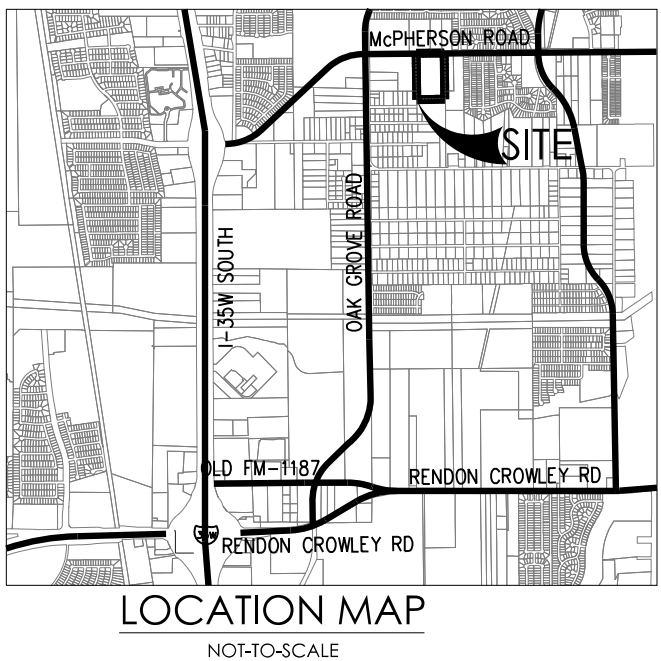
Document received for written correspondence					ZC-17-203
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Penney Pollard	1220 Tate Ln, Argyle, Tx		Support		Applicant

9. ZC-17-204 Tarrant Equity, LLC (CD 8) – 2820 Gipson (Gipson Subdivision, Lot 6, Block 2, 0.15 ac.) From: “J” Medium Industrial To: “A-5” Single Family

Javier Castillo, 2925 Pioneer St, would like to build a home on the property and cannot do this in the current zoning.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Ms. Runnels. The motion passed unanimously 7-0.

Document received for written correspondence					ZC-17-204
Name	Address	In/Out 300 ft. notification area	Position on case		Summary



6300 WEST FWY, SUITE 700 | FORT WORTH, TEXAS 76116 | PHONE: 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

DEVELOPER/OWNER:
800 McPherson Partners, LLC
600 SUMMIT AVENUE
FORT WORTH, TX 76102
PHONE: (817)332-8383
EMAIL: jh1@hadcockinterests.com
ATTN: JIM HADDOCK
PHONE: (817)377-2900
EMAIL: rhb@barhaminterests.com
ATTN: Robert Barham

PRELIMINARY PLAT
BROOK MEADOW

LOTS 1-26, 1X, BLK 1;
LOTS 1-16, 1X, BLK 2;
LOTS 1-20, 1X, 14X, BLK 3;
EXISTING 'A-5' 'AG' ZONING
PROPOSED 'A-5' ZONING
BEING A 11.96 ACRES TRACT OF LAND SITUATED IN THE
HIRAM LITTLE SURVEY, ABSTRACT NO. 930,
IN CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

PP.SUBMITTAL DATE	11-14-2017	REFERENCE CASE NO.	
PP.REVISION	XX-XX-2017	ZC-17-202	
PP.APPROVED DATE	XX-XX-2017		

- NOTE:
* THE PROPERTY IS WITHIN THE CITY OF FORT WORTH
- * FORT WORTH WATER AND SEWER.
- * PROPOSED UTILITY EASEMENT ALONG THE FRONT OF UNITS WILL BE SHOWN ON FINAL PLAT.
- * SCREENING FENCE WILL BE PROVIDED IN HOA LOTS ALONG McPHERSON ROAD.
- * PRIVATE OPEN SPACE WILL BE MAINTAINED BY HOA.

LAND USE SUMMARY

USES	RESIDENTIAL UNITS	NON RESIDENTIAL LOTS	±AC	DENSITY	POPULATION
SF 50'X115' TYP	62		10.7	5.7	186
OPEN SPACE		4	0.7		
MAJOR R.O.W. DEDICATION			0.5		
TOTAL	62	4	11.9	5.2	186

BLOCK CALCULATIONS:

- BLOCK FACE
* THIS PRELIMINARY PLAT HAS TOTAL 5 NON CUL-DE-SAC BLOCKS.
* P.P HAS NO LONG BLOCK.

STREET CONNECTIVITY INDEX:

* 2.5 (LINKS) / 1 (NODES) = 2.5